



## 1a Sprouston Cottages

Newtown St Boswells, TD6 0QZ



3 bed



1 public



2 bath

Bright And Spacious Three Bedroom  
Maisonette Apartment In Central Borders; With  
Generous Living Space, Private Garden,  
Driveway And Timber Garage.





## 1A SPROUSTON COTTAGES

A wonderfully bright and spacious first floor maisonette apartment with a private garden, Sprouston Road is located in the heart of Newtown St Boswells; an excellent location within TD6 for amenities including swift transport links with the A68 and nearby Border Rail link, as well as a selection of shops and strong school catchment.

The traditional row of sandstone properties sit just off the main thoroughfare of the village; with apartment 1a benefitting off street parking and a garage. The private main door entrance extends to well-proportioned living space on the first floor; with a comfortable lounge with feature fireplace and double window to the front, a fitted kitchen with plenty of space to allow for dining furnishings, a separate dining room which would lend equally as a home office or third bedrooms, and a contemporary fitted bathroom. Upstairs, the principal bedroom is well proportioned with excellent in-built storage, with a second double bedroom and a neat shower room also on this level.

Ideal for those looking to put a well-considered first foot on the property ladder, or indeed as a buy-to-let, the property also includes a sunny section of private garden set to the rear – just enough for a quiet area to relax, some colourful pots and clothes drying, with the benefit of a timber shed and stone built outhouse for garden or bike storage.

## LOCATION

Newtown St Boswells is a well-connected village in the central Borders; within easy commuting distance of Edinburgh and nestled just below the famous Eildon Hills – blending modern amenities with access to open countryside.

The village itself provides ably for everyday needs with a variety of local shops and amenities such as a Health Centre, Pharmacy, well regarded Garden Centre with Cafe and Coop, with larger shopping facilities at Galashiels some six miles distant. The vibrant village has a local Primary School and is in the catchment for the well regarded secondary at Earlston.

The property is ideally placed just off the A68 and well connected to take advantage of the Border Railway, with nearby Tweedbank Station just 10 minutes from the property.

## HIGHLIGHTS

- Spacious first floor maisonette
- Three well-appointed bedrooms

- Private driveway and timber garage
- Close to schooling and transport links
- Easy kept section of garden

## ACCOMMODATION SUMMARY

Entrance Stair, Landing, Lounge, Dining Room/Bedroom 3, Dining Kitchen, Bathroom, Upper Landing, Bedroom 1, Bedroom 2, Shower Room. Driveway, Timber Garage, Rear Garden with Shed.

## SERVICES

Mains water, electricity, drainage and gas. Double glazed

## COUNCIL TAX

Band B.

## ENERGY EFFICIENCY

Band D.

## VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. The Home Report can be downloaded from our website [www.hastingslegal.co.uk](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk) Alternatively or to register your interest or request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

## TENURE

Freehold

## MARKETING POLICY

Offers over £135,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.